

Public Scoping Meeting

Temecula Valley Hospital Master Plan Update

March 23, 2022

6:00 P.M. – 8:00 P.M.



AGENDA

- Introductions
- Purpose of a Scoping Meeting
- Project Background
- Project Description
- Overview of CEQA and the SEIR Process
- Preliminary SEIR Schedule
- Public Comment



INTRODUCTIONS

➤ **City of Temecula Staff**

- Luke Watson, Deputy City Manager
- Stuart Fisk, Planning Manager
- Ron Moreno, Principal Civil Engineer
- Scott Cooper, Associate Planner
- Nick Minicilli, Senior Civil Engineer (Traffic)



INTRODUCTIONS

➤ **Ascent Environmental**

- Eric Ruby, SEIR Principal-in-Charge
- Andrew Martin, SEIR Project Manager

➤ **Temecula Valley Hospital**

- Darlene Wetton, Chief Executive Officer



PURPOSE OF THIS SCOPING MEETING

- To inform the public and regulatory agencies about the Draft Subsequent Environmental Impact Report (SEIR) for the Temecula Valley Hospital Master Plan Update (proposed project)
- To provide an opportunity for the public and regulatory agencies to submit written and oral input regarding environmental issues to be considered in the SEIR



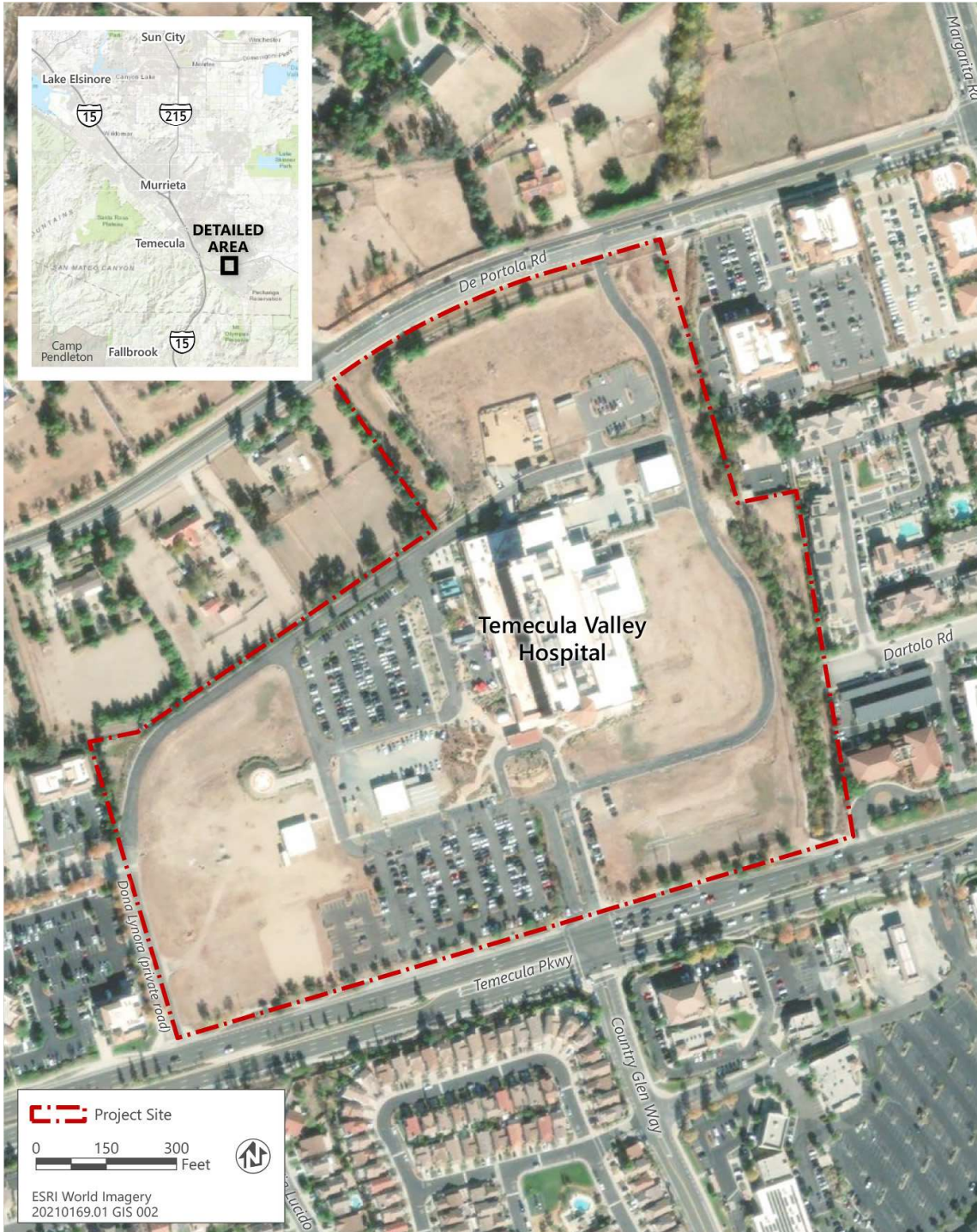
A SCOPING MEETING IS NOT...

- A forum to discuss the merits or qualities of a project
- A public hearing for project approval or denial



PROJECT LOCATION

31700 Temecula Parkway,
Temecula, CA 92592

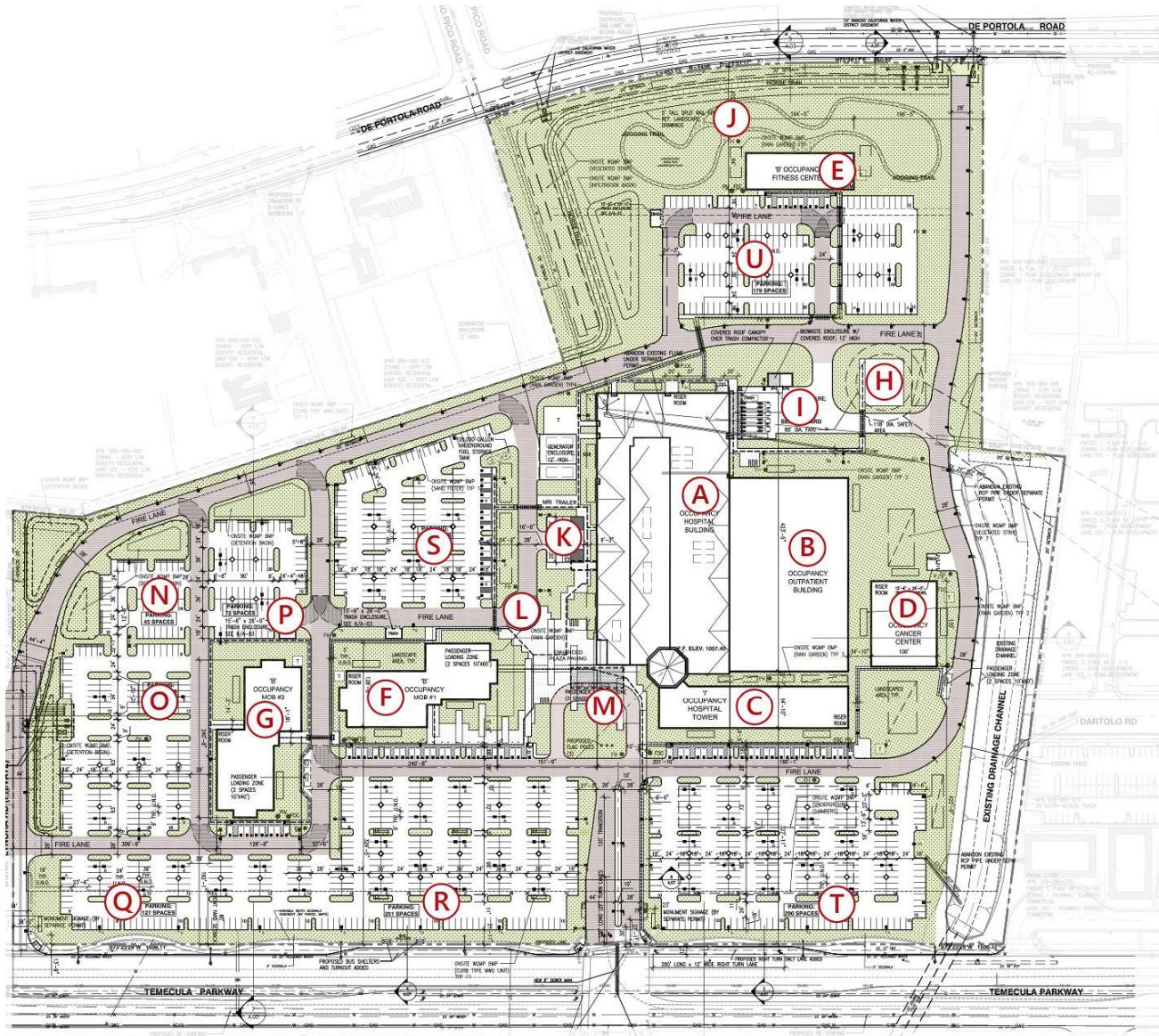


PROJECT BACKGROUND

- Development of the Temecula Regional Hospital Master Plan was approved through certification of the Temecula Regional Hospital Environmental Impact Report in 2006 and a Supplemental EIR in 2008 (SCH#2005031017).
- The Master Plan was revised with a 2011 Major Modification and Addendum, 2012 Conservation Easement, and 2014 Supplemental EIR.
- The currently adopted Master Plan includes a hospital complex, storage building, medical office buildings, cancer center, fitness rehabilitation center, jogging trail, helipad, onsite roadways, drainage infrastructure, and stormwater quality basins.



CURRENTLY ADOPTED MASTER PLAN



FACILITIES

- (A) Hospital Building
- (B) Outpatient Building
- (C) Hospital Tower
- (D) Cancer Center
- (E) Fitness Center
- (F) Medical Office Building #1
- (G) Medical Office Building #2

OTHER FEATURES

- (H) Helipad
- (I) Service Yard
- (J) Jogging Trail
- (K) Ambulance Parking
- (L) Passenger Loading Zone
- (M) Accessible Passenger Loading Zone

PARKING (1,278 Total Spaces)

- (N) Parking Lot (45 Spaces)
- (O) Parking Lot (152 Spaces)
- (P) Parking Lot (72 Spaces)
- (Q) Parking Lot (127 Spaces)
- (R) Parking Lot (251 Spaces)
- (S) Parking Lot (162 Spaces)
- (T) Parking Lot (290 Spaces)
- (U) Parking Lot (179 Spaces)

Landscaping

Internal Roads



20210169.01



EXISTING SITE CONDITIONS

- Phase I of the Master Plan was constructed in June 2011 and began operations in October 2013.
- The project site currently includes a hospital building, storage building, helipad, onsite roadways and access drives, drainage infrastructure, and stormwater quality basins.

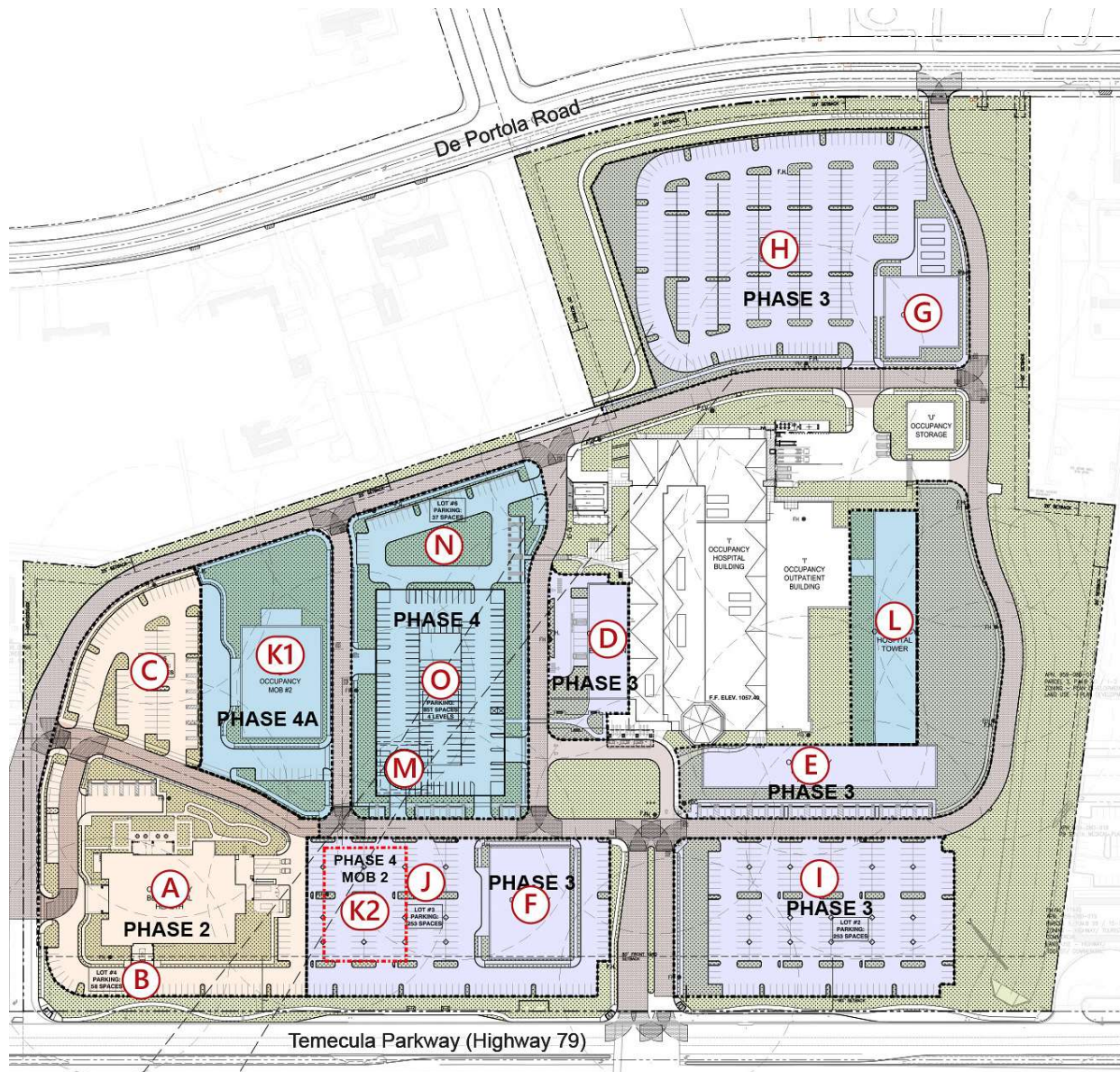


PROJECT DESCRIPTION

- The proposed project consists of revisions to the currently adopted Temecula Regional Hospital Master Plan that require a Major Modification and Planned Development Overlay Amendment.



PROPOSED MASTER PLAN UPDATE



- PHASE 2
 - (A) Behavioral Health Building
 - (B) Parking Lot #4 (58 Spaces)
 - (C) Parking Lot #5 (100 Spaces)
- PHASE 3
 - (D) Emergency Department Expansion
 - (E) Hospital Tower #2
 - (F) Medical Office Building #1
 - (G) Central Utility Plant
 - (H) Parking Lot #1 (334 Spaces)
 - (I) Parking Lot #2 (253 Spaces)
 - (J) Parking Lot #3 (253 Spaces)
- PHASE 4
 - (K1) Medical Office Building #2
 - (K2) Medical Office Building #2 (Alternate Location)
 - (L) Hospital Tower #3
 - (M) Relocated Helipad
 - (N) Parking Lot #6 (37 Spaces)
 - (O) Parking Structure (851 Spaces)
- Landscaping
- Internal Roads

0 90 180 FEET

20210169.02

CHANGES FROM ADOPTED MASTER PLAN

- Expand emergency department and add third hospital tower
- Reconfigure and expand the two medical office buildings
- Remove cancer center, fitness rehabilitation center, and jogging trail
- Add behavioral health building and utility plant
- Reconfigure surface parking lots and add new 4-story parking structure
- Relocate ground-level helipad to roof of parking structure
- Retain existing hospital building, service yard, storage building, and backbone circulation system



SUMMARY OF CHANGES

Feature	Approved Master Plan (includes revisions through 2014)	Existing Conditions	Proposed Project (relative to approved Master Plan)
Total Building Area	571,160 SF	242,485 SF	788,485 SF (+217,325 SF)
Floor Area Ratio	0.37	0.16	0.51 (+.14)
Beds	320	140	564 (+244)
Parking Spaces	1,278	434	1,887 (+609)



CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Disclosure

Identifies potentially
significant impacts
to the environment

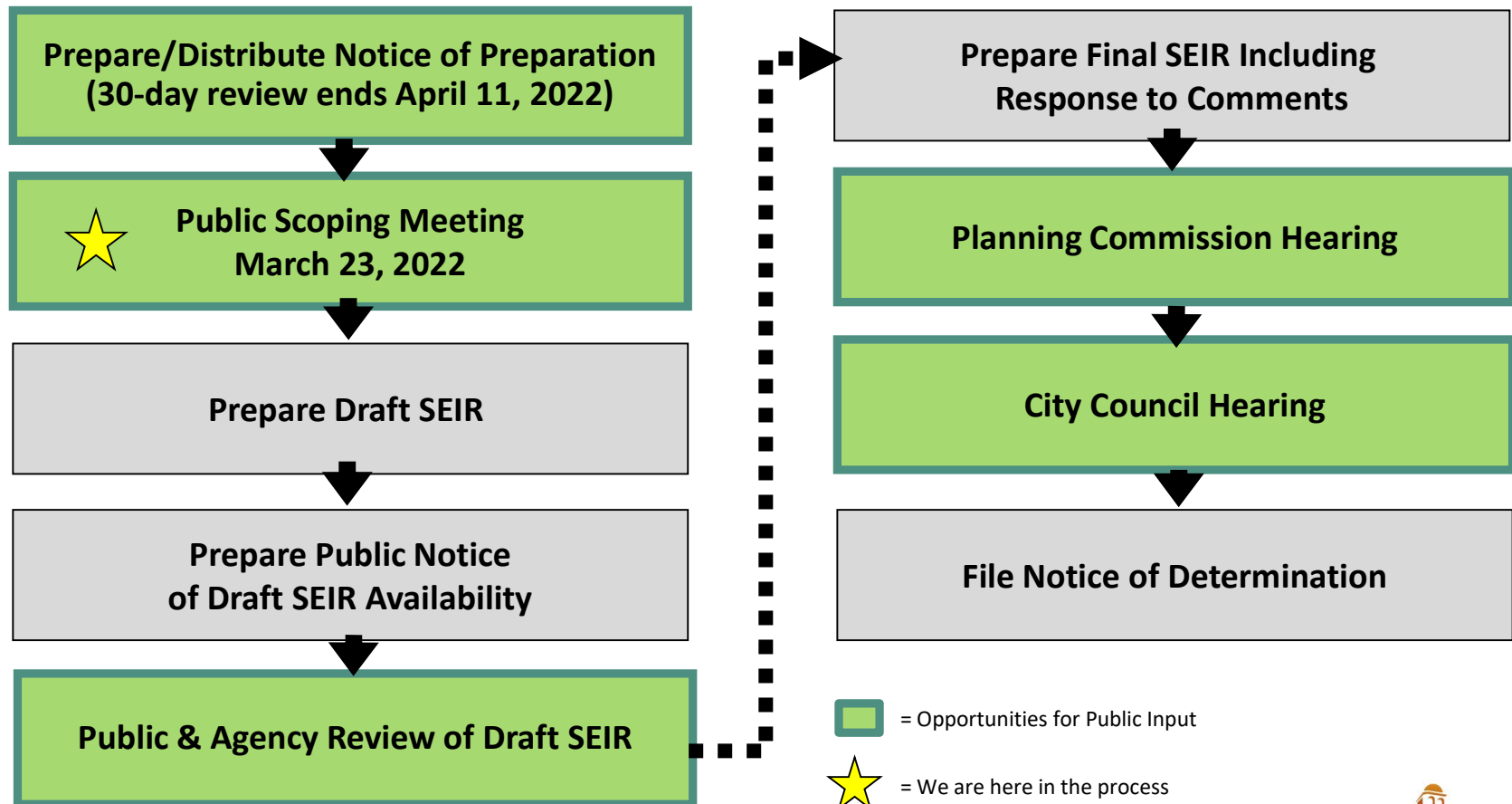
Decision-
Making Tool

Requires public agencies
to consider impacts prior
to project approval

Reduce
or Avoid
Impacts

Identifies feasible
mitigation measures
and alternatives

THE SEIR PROCESS



WHAT IS A SUBSEQUENT EIR?

- An agency must prepare a Subsequent EIR when the conditions in Public Resources Code Section 21166 and CEQA Guidelines Section 15162 are met.
- A Subsequent EIR is required when substantial changes to a project are proposed that (1) require major revisions to the prior EIR *and* (2) those changes result in new significant effects or a substantial increase in the severity of effects identified in the prior EIR.
- A Subsequent EIR allows the agency to focus the analysis on the environmental impacts that result from the newly available project details.



PRELIMINARY SCOPE OF SEIR ANALYSIS

- The SEIR will address the following environmental topics in Appendix G of the CEQA Guidelines:

Aesthetics
Air Quality
Biological Resources
Cultural Resources
Energy
Geology and Soils
Greenhouse Gas Emissions
Hazards and Hazardous Materials

Hydrology and Water Quality
Land Use and Planning
Noise
Public Services
Traffic and Transportation
Tribal Cultural Resources
Utilities and Service Systems
Wildfire



PRELIMINARY SEIR SCHEDULE

- NOP/Public Review Period: **March 11 to April 11, 2022**
- Prepare Draft EIR: **Spring-Summer 2022**
- Draft EIR 45-Day Public Comment Period: **Summer 2022**
- Prepare Response to Comments/Final EIR: **Fall-Winter 2022**
- Planning Commission Hearing/City Council Hearing: **Winter 2022/2023**



NOP COMMENT PERIOD

- We are looking for comments on the following:
 - Scope and content of the SEIR
 - Potential measures or alternatives that could avoid or lessen environmental impacts
- NOP Comment Period Closes: **April 11, 2022**
- Please submit written comment cards or email comments to:
 - Scott Cooper, Associate Planner
 - City of Temecula Planning Department
 - 41000 Main Street
 - Temecula, CA 92590
 - scott.cooper@temeculaca.gov



DIGITAL MAILING LIST

To join the Digital Mailing List for this Project go to:

www.temeculaca.gov/CEQA



Temecula Valley Hospital Planned Development Overlay (PDO) Amendment List

Sign-up on this list to stay up-to-date with the proposed Temecula Valley
Hospital Planned Development Overlay (PDO) List.

* Email

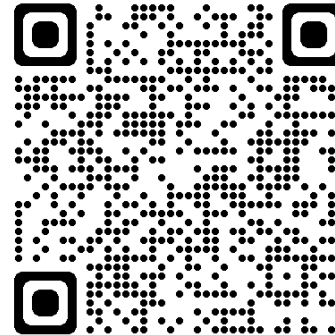
* First Name

* Last Name

* Phone Number

* City

Sign Up



Questions/Discussions

